

KNOW ALL PERSONS BY THESE PRESENTS

that I, KENNETH H. LANGLEY, TRUSTEE OF LANGLEY REALTY TRUST of Amherst, Hampshire County, Massachusetts,

for consideration paid and in full consideration of

---ONE HUNDRED FORTY TWO THOUSAND AND NO/100 (\$142,000.00) DOLLARS-

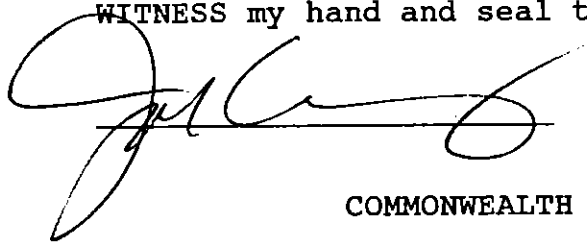
grant to JAMES SMITH and VERENA J. SMITH, husband and wife as tenants by the entirety, both of 19 Cosby Avenue, Amherst, MA 01002

with WARRANTY COVENANTS

The land in Amherst, Hampshire County, Massachusetts, being known and designated as 15-17 Cosby Avenue, Amherst, Massachusetts, bounded and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

WITNESS my hand and seal this 23rd day of September, 1996.



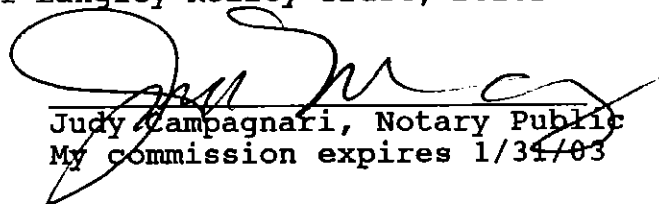
Kenneth H. Langley
KENNETH H. LANGLEY

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

September 23, 1996

Then personally appeared the above named Kenneth H. Langley and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of Langley Realty Trust, before me


Judy Campagnari, Notary Public
My commission expires 1/31/03

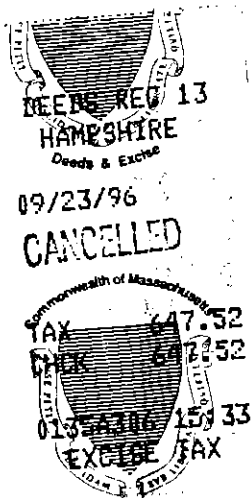


Exhibit "A"

BEGINNING at the northwest corner of the land herein described at an iron pin at Cosby Avenue; thence running southerly along land now or formerly of Raymond H. Jackson and along land now or formerly of G. Edward Fisher to an iron pin which marks the northwest corner of land now or formerly of Maria Dickinson, a distance of one hundred seventy (170) feet, more or less,, thence running easterly along land now or formerly of said Maria Dickinson to an iron pin which marks the southeast corner of the tract conveyed to Malcolm G. Thompson and Bonita J. Thompson to an iron pin at Cosby Avenue, a distance of one hundred fifty-two and four tenths (152.4) feet, more or less; thence running westerly along said Cosby Avenue to the point of beginning, a distance of sixty four and five tenths (64.5) feet, more or less.

Being Lot Number 8 on Plan of Cosby Lots recorded in the Hampshire County Registry of Deeds in Plan Book 12, Page 23.

BEING the same premises conveyed to the grantors herein by deed of Jack M. Thompson dated September 30, 1983 and recorded in the Hampshire County Registry of Deeds in Book 2394, Page 234.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE